

090.0

0004

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

730,400 / 730,400

USE VALUE:

730,400 / 730,400

ASSESSED:

730,400 / 730,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GINIVISION GEORGE P-ETAL	
Owner 2: GINIVISION JANET L TR	
Owner 3:	

Street 1: 55 BOW STREET

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02420 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Stucco Exterior and 1530 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	70.	0.96	5									428,400						428,400	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description				User Acct	
101							6400.000	302,000			428,400	730,400						
Total Card																		
Total Parcel																		
Source:	Market Adj Cost																	
				</td														

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	15 - Old Style			Full Bath:	1	Rating:	Average															
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:																
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																
Foundation:	1 - Concrete			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average															
Prime Wall:	6 - Stucco			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	1 - Gable			OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average															
Color:	BEIGE			A Kits:		Rating:																
View / Desir:				Fpl:	1	Rating:	Average															
GENERAL INFORMATION				WSFlue:		Rating:																
Grade: C - Average				CONDOS INFORMATION																		
Year Blt:	1932	Eff Yr Blt:		Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdct:		Fact: .		Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION																		
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%															
Prim Int Wal	2 - Plaster			Functional:			%															
Sec Int Wall:		%		Economic:			%															
Partition:	T - Typical			Special:			%															
Prim Floors:	3 - Hardwood			Override:			%															
Sec Floors:		%		Total:	26.4	%																
Bsmnt Flr:	12 - Concrete			CALC SUMMARY																		
Subfloor:				Basic \$ / SQ:	135.00	COMPARABLE SALES																
Bsmnt Gar:	1			Size Adj.:	1.31645513	Rate	Parcel ID	Typ	Date	Sale Price												
Electric:	3 - Typical			Const Adj.:	0.99989998																	
Insulation:	2 - Typical			Adj \$ / SQ:	177.704																	
Int vs Ext:	S			Other Features:	78500																	
Heat Fuel:	1 - Oil			Grade Factor:	1.00																	
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																	
# Heat Sys:	1			NBHD Mod:																		
% Heated:	100	% AC:		LUC Factor:	1.00																	
Solar HW:	NO	Central Vac: NO		Adj Total:	410269																	
% Com Wal		% Sprinkled		Depreciation:	108311	Juris. Factor:		Before Depr:	177.70													
				Deprecated Total:	301958	Special Features:	0	Val/Su Net:	118.62													
						Final Total:	302000	Val/Su SzAd:	191.69													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 090.0-0004-0005.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N					Total Yard Items:				Total Special Features:						Total:							